

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 8, 2008
AT 6:00 P.M.
BRYAN PUBLIC LIBRARY
201 E 26th STREET, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Approval of minutes from April 17, 2008 meeting. (Regular) (Workshop)**
- B. Final Plat **FP06-24**: Arthur Davila Middle School Subdivision (**Drawing**) M. Zimmermann**
Proposed Final Plat for Arthur L. Davila Middle School Subdivision consisting of 30.36 acres of land out of Moses Baine Survey, A-3 located at the east corner of North Texas Avenue and North Earl Rudder Freeway in Bryan, Brazos County, Texas.

- C. **Master Plan MP08-03: Green Branch Ridge Subdivision (Drawing)** **M. Zimmermann**
Proposed revised Master Preliminary Plan of Green Branch Ridge Subdivision consisting of 162.25 acres of land out of Richard Perry League, Abstract No. 44 located north from its intersection with Risinger Lane in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas.
- D. **Final Plat FP08-05: Green Branch Ridge Subdivision – Ph 2A (Drawing)** **M. Zimmermann**
Proposed Final Plat of Green Branch Ridge Subdivision – Phase 2A consisting of 3.38 acres of vacant land out of Richard Perry League, Abstract No. 44 located on the north side of Green Branch Loop in Bryan's eastern extraterritorial jurisdiction in Brazos County, Texas.
- E. **Master Plan MP08-04: Briar Meadows Subdivision (Drawing)** **M. Zimmermann**
Proposed second revised Master Plan of Briar Meadows Creek Subdivision consisting of 83.01 acres of land out of John Austin Survey, A-2 located between East Villa Maria Road and West Briargate Drive in Bryan, Brazos County, Texas.
- F. **Final Plat FP07-35: Briar Meadows Creek Subdivision – Ph 3 (Drawing)** **M. Zimmermann**
Proposed Vacating Plat of General Mail Addition and Final Plat of Briar Meadows Creek Subdivision – Phase 3 consisting of 21.21 (44.00) acres of land out of John Austin League, A-2 located between East Villa Maria Road and West Briargate Drive in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUEST FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

5. **Rezoning RZ08-13: Lauth Property Group, Inc** **L. Guindi**
A request to change the zoning classification from an Agricultural Open (A-O) District to a Planned Development District (PD) allowing certain office, retail, and commercial uses (including multi-family) on 186.8 acres of land out of Richard Carter Survey, Abstract No. 8, adjoining the east side of State Highway 6 between Briarcrest Drive (F.M. 1179) and University Drive East in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF RESUBDIVISIONS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

6. **Replat RP08-03: Fox Meadow Subdivision (Drawing)** **R. Haynes**
A proposed replat of Lot 10 and 11 in the Fox Meadow Subdivision consisting of 6.767 acres of land adjoining the southeast side of the 3600 block of Stevens Drive between Shirley Drive and Rabbit Lane in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

7. Planning Variance [PV08-07](#): 112 Moss Street

R. Haynes

A request for approval of a 19 foot variance from the minimum 25-foot front building setback generally required on lots in Mixed Use Residential (MU-1) zoning districts, to legitimize previous installation of a carport that extends within 6 feet of the front property line located at 112 Moss Street on Lots 6 and 7 in Block 6 of the Yeager Addition in Bryan, Brazos County, Texas.

8. Planning Variance [PV08-08](#): 1701 E 27th Street

R. Haynes

A request for approval of a 10 foot variance from the minimum 25-foot front building setback to permit construction of a carport that extends within 15 feet of the front property line and a request for approval of a 3 ½ foot variance from the minimum 7 ½ foot side building setback generally required on lots in Residential District 5000 (RD-5) zoning districts, to permit construction of a carport that extends within 4 feet of the front property line located at 1701 E 27th Street on Lot 27 of the H.F. Jones Addition in Bryan, Brazos County, Texas.

9. Planning Variance [PV08-09](#): 427 Dellwood

R. Haynes

A request for approval of a variance from the development standard that disallows head-in parking at commercial businesses located at 427 Dellwood on Lot 1, Block 6 of the Mitchell–Lawrence–Cavitt Addition in Bryan, Brazos County, Texas.

10. Planning Variance [PV08-10](#): 427 Dellwood

R. Haynes

A request for approval of a 3.92-foot variance from the minimum 7.5-foot side building setback generally required on lots in Retail (C-2) zoning districts located at 427 Dellwood on Lot 1, Block 6 of the Mitchell–Lawrence–Cavitt Addition in Bryan, Brazos County, Texas.

11. ADJOURN.

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, May 22, 2008 at 6:00 p.m. That meeting will be held in Council Chambers at the City Municipal Office Building, 300 S. Texas Avenue.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR AT (979) 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.